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An author was interviewed

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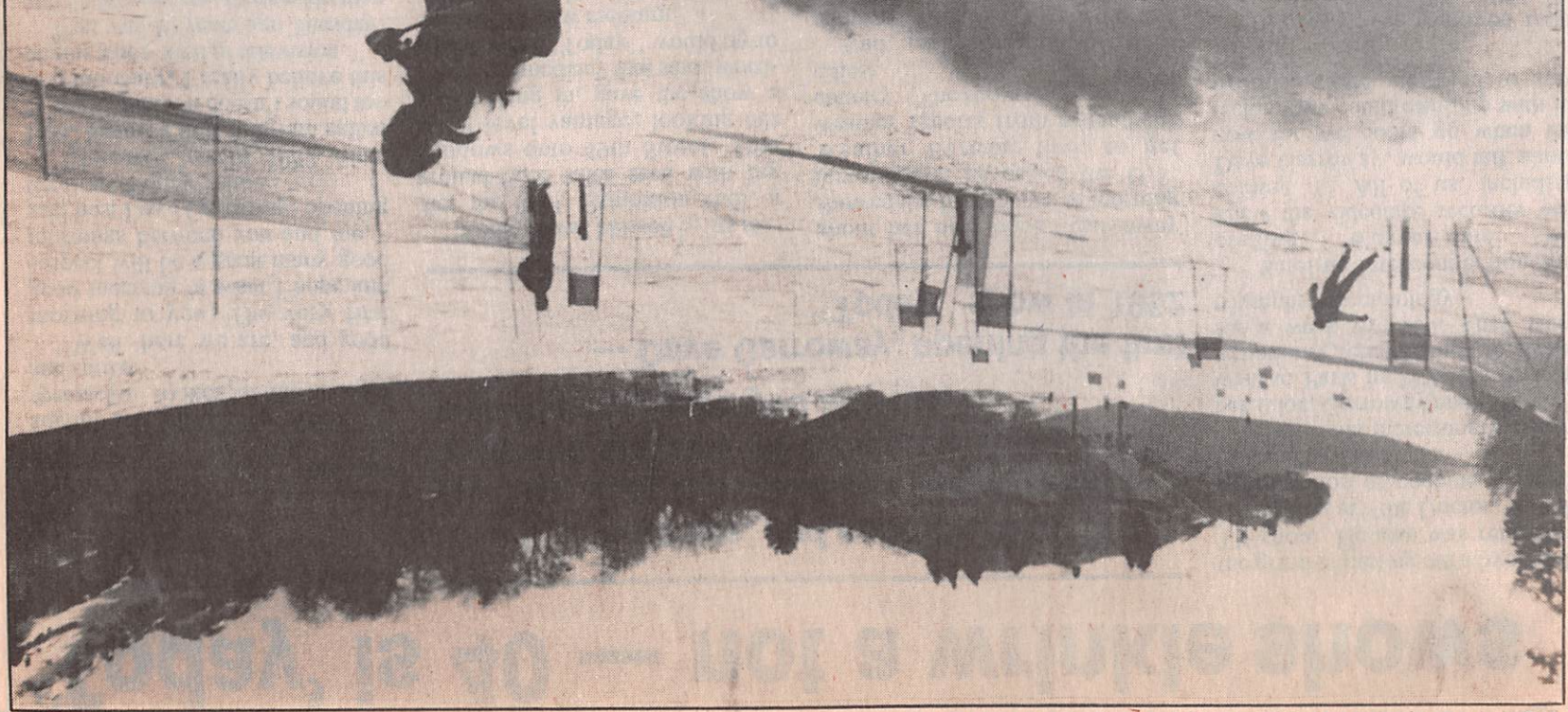
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"It's a little bit like the Cremona violinmakers," said Downs, explaining that the violin's form was quite variable until makers like Stradivari and Guarneri established its ideal form in the late 17th and early 18th centuries.

Berkeley axes Columbus Day

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Racing on through

A downhill racer swishes down the new public race course at Sundance sponsored by Barber Brothers Mitsubishi of Orem. Skiers pay \$1 to race each other and the clock. The course is open Tuesdays through Saturdays from 1 to 4 p.m. "Public, self-timed racing is one of the best-kept secrets of skiing," said Jerry Warren, director of skiing at Sundance and vice president of

the Pro Intermittent storms for snow at ski resorts. (See Page A1.) Bill Cope of the Salt Lake office of the National Weather Service said the Salt Lake, Ogden and Provo area forecast calls for partly cloudy weather with patches of fog Wednesday night. More snow may fall Thursday.

Sundance resort addition gets preliminary OK

By JOSEPHINE ZIMMERMAN
Herald Staff Writer

PROVO — Utah County Planning commissioners granted preliminary approval to a one-lot addition to Sundance Recreational Resort Tuesday night, despite protests from a neighboring property owner.

Alberto Lensi purchased two parcels of land in the North Fork of Provo Canyon that had an existing dwelling on one parcel. When it was discovered that the existing dwelling could only be remodeled and improved within the confines of the existing structure, Lensi approached Sundance Development Corp and the Homeowner's Association of adjoining Sundance Recreational Resort Plat "B" for approval to join as a one-lot plat to the resort.

Lensi then presented a preliminary plat and documents to the

Planning Commission.

Robert Bennion, adjoining property owner, told commissioners the plat was before them improperly because he had not been given proper notice, because the boundary lines shown on Lensi's plat did not correspond with existing property boundaries, and because no environmental impact statement was presented, as is required by county ordinance.

He charged that Lensi had moved the survey stakes and was infringing on his property.

Richard Coxson, Bennion's attorney, said his client has filed a trespass action against Lensi, and charged that Lensi's lot "is too small to have the cabin where it is, but he's grandfathered in."

Coxson asked the commission to delay action on Lensi's application until the matter is adjudicated and the true boundary line is determined.

Jeff Mendenhall, planning director, said the staff had reviewed the situation and recommended that an EIS prepared for Sundance Recreational Resort would be sufficient to satisfy the EIS requirement.

"The cabin was already there and most of the impacts were already there," Mendenhall said.

Coxson said, "It was not part of the recreational resort then, but it is now."

Bennion told the commission that Lensi had infringed on his property 70 feet by constructing a road and piling up debris and trees.

David Gardner, representing Lensi, said he was willing to have the property surveyed by a licensed surveyor of Bennion's choosing in order to resolve the matter, and said he would delay going ahead with any improvements on the property until it was completed.

"A very handsome offer done at the point of a gun is not a reasonable offer," Coxson responded. He objected to "going back to an EIS that didn't meet requirements in the first place does not now meet the requirements of the zoning ordinance."

He urged them to delay action, stating, "Why should you go through all this action, then find out that Bennion now owns five feet of Lensi's bedroom."

Tom Anderson, commission chairman, noted that where the house is on the lot doesn't affect its going into the recreational resort.

"Keep in mind that this is only a preliminary approval," County Commissioner Gary Herbert reminded Coxson.

"This is a requirement of the preliminary approval," Coxson answered.



PHOTOGRAPHY/ STUART W. JOHNSON

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